

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

September 15, 2004

SUBJECT: Detailed Application
CPD2002-002AI for
Comprehensive
Planned Development
CPD1995-0002, King
Farm

Applicant: King Farm Associates,
LLC
8330 Boone Blvd.
Vienna, VA 22182

Owner: King Farm Associates,
LLC

Date Filed: February 2, 2004

Location: Intersection of Pleasant
Road and King Farm
Blvd, generally referred
to as Phase IIB



REQUEST:

The applicant seeks detailed (final) approval for 35 multi-family condo units within one five-story building on approximately 0.6 acres of land in the vicinity of King Farm Boulevard and Pleasant Road. This area is generally referred to as Phase IIB. This application represents the last residential component of King Farm, bringing the total number of approved units to the 3,200-unit limits approved in the Concept Plan for King Farm.

PREVIOUS RELATED ACTIONS:

- €# CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- €# CPD96-002A through CPD2000-002AH, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.

RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- € This is the only building along King Farm Boulevard that has an integral parking structure associated with it. Staff has worked with the Applicant to ensure proper circulation, backing area and ingress/egress.
- € The driveway entrances were modified to create a safer ingress and egress from the garage. Some of the modifications included creating a one-way loop through the adjacent surface parking area.
- € The Applicant, Staff and the Town Architect for King Farm worked on numerous versions of the architecture to improve the street presence of the building, given the location of the garage, the building's location across from the Village Center and a future transit stop.
- € The air conditioning compressor units were located in an area that forced a majority of landscaping into the PUEs. The units have been moved to different locations, including through-wall units, and compressors located in the garage. This has allowed an improved landscape plan

ANALYSIS

Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.17 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. Subsequent and pending amendments have modified the amount of non-residential development, but not affected the permitted number of residences. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

Property Description and Proposal

The subject property is located on approximately 0.6 acres of land at the corner of the intersection of King Farm Boulevard and Pleasant Drive. This phase IIB development area is adjacent to the Village Center, and is located across from a future transit stop along the Corridor Cities Transitway. The balance of the Phase IIB development is under construction, and was approved by detailed application CPD2001-0002Y. There was an amendment to that detailed application that reduced the number of unit for the phase. That application eliminated three condo buildings (39 dwelling units) and replaced them with 17 townhouse units, within three blocks. The application resulted in a net reduction of 22 dwelling units for phase IIB. Therefore, this application, which has increase in the number of units from the original designation for this property, requires a separate detailed application. The land use designation for multi-family has not changed, and the proposal is consistent with the previous approvals. The overall number of units for Phase IIB remains unchanged.

This proposal is in an area that the Concept Plan for King Farm identified as multi-family. This area along the future Corridor Cities Transitway, adjacent to the Village Center, contains some of the highest density of the King Farm development. King Farm Boulevard is lined with multi-family residential similar to this proposal. As stated before, this application brings the total number of units for King Farm to 3,200, as per the approved Concept Plan.

The building associated with this application is five stories in height, and is of similar design and architecture as others along King Farm Boulevard. The significant difference between this building and others along King Farm Boulevard is the integral at-grade parking structure in the building. The building contains 40 spaces, with the balance of the spaces (30) in a surface parking lot behind the building.

The architecture of the parking structure has been amended by the applicant to give it a more residential look and feel, mitigating what was originally perceived as a commercial look not lending itself to the pedestrian oriented area and context in which it is located. Through the use of faux back lit windows and significant landscaping, the building's presence on King Farm Boulevard now fits in with the context of the area.

STAFF RECOMMENDATION

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan and landscape plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of any necessary detailed plans, studies or computations.
3. Post bonds and obtain permits from DPW.
4. Submit detailed engineering plans and computations for sediment control, stormwater management and public improvements for review and approval by DPW.
5. Applicant shall comply with approved stormwater management concept.
6. Upgrade access road to final typical section (monumental entrance with median) beyond the site entrance (Royal Crescent Road), with curb and gutter and sidewalk, for a distance of 25 feet. The monumental entrance will have a median, as indicated on detailed application signature sets for CPD2004-002AE
7. Applicant shall be responsible for the payment of \$15,750.00 for the Publicly Accessible Art in Private Development requirement. Applicant, through the process outlined within the Public Art in Private Development guidelines, may propose art for the project in lieu of payment.
8. Applicant shall provide adequate turn-around area for parking spaces in the garage, as indicated on Exhibit A.

9. Revise sidewalk and handicap ramps as indicated on Exhibit A.
10. Any utility cut in the street will require a mill and overlay as directed by DPW.
11. Obtain WSSC permission for garage storm drain connection to sanitary sewer.
12. Provide bike lockers in place of bike racks as indicated on Exhibit A.
13. Applicant shall provide confirmation from utility companies that PUE may be or has been abandoned behind the building.

TRANSPORTATION

Parking, Pedestrian Access, Bicycle Paths and Transit

There will be sidewalks adjacent to all road frontages associated with this application. The current King Farm shuttle will also serve the residential units. The required parking for this site is 60 spaces. The applicant is providing 75 spaces in the form of 40 garage spaces and 35 surface spaces in an adjacent parking lot that will be utilized solely by the units associated with this application.

In addition to the transit mentioned above, the garage will contain bike lockers for the use of the residents.

MODERATELY PRICED DWELLING UNITS (MPDUs)

There are no MPDUs associated with this application. The Concept Plan established the number of MPDUs for King Farm. The total number of MPDUs for the King Farm, 350, was attained by the approval of CPD2002-002AE, and no MPDUs are required for this application.

STORMWATER MANAGEMENT

The Stormwater Management Concept Plan has been approved by the Department of Public Works. Water quality and quantity will be handled through the use of various SWM facilities at King Farm, including Pond 5 and Irvington Pond.

LANDSCAPING

Forest/Tree Preservation

A landscape plan for this development has been submitted and is under review per the requirements of condition number one (1) noted above.

Equipment Screening

All electrical transformers are required by the City of Rockville to be placed underground. Any equipment that the Applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission. No waiver is being requested with this application.

PUBLICLY ACCESSIBLE ART IN PRIVATE DEVELOPMENT

The applicant, based on the number of units, is responsible for a \$15,750.00 payment for this requirement. Art may be provided on the site in accordance with the Publicly Accessible Art in Private Development guidelines established by the City.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the changes made by the applicant and with the conditions listed earlier. Staff feels that this building will have an appropriate relation to the streetscape in this area, which mainly consists of similar multi-family housing types. The changes made by the applicant have given the garage façade a more residential feel.

NOTIFICATION

Notices were sent to approximately 2,000 residences and businesses.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

It is Staff's opinion that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2004-002AI.

Attachments